



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91802-1460

May 10, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

33 May 10, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**LOS ANGELES COUNTY WATERWORKS DISTRICT NO.29, MALIBU
ANNEXATION 29-3, AS PART OF THE LOCAL AGENCY
FORMATION COMMISSION REORGANIZATION 2014-06
NEGOTIATED TAX EXCHANGE RESOLUTION
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

This action is to adopt the Negotiated Property Tax Exchange Joint Resolution associated with the annexation of territory into Los Angeles County Waterworks District No. 29, Malibu, as part of the Local Agency Formation Commission Reorganization 2014-06.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO.29, MALIBU:**

1. Find that the adoption of the Negotiated Property Tax Exchange Joint Resolution for Annexation 29-3 and the resulting share of the ad valorem tax is for the purpose of meeting the operation, maintenance, and capital project expenses of Los Angeles County Waterworks District No. 29, Malibu, and therefore is exempt from the California Environmental Quality Act.
2. Adopt the Negotiated Property Tax Exchange Joint Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Annexation 29-3, as part of Local Agency Formation Commission Reorganization 2014-06 to Los Angeles County Waterworks District No. 29, Malibu.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to reapportion the ad valorem tax that is shared by the affected taxing entities as the result of proposed detachment from Las Virgenes Municipal Water District and Annexation 29-3 into the Los Angeles County Waterworks District No. 29, Malibu, as part of the Local Agency Formation Commission (LAFCO) of the Los Angeles County Reorganization 2014-06, which includes detaching approximately 1.89± acres of uninhabited territory from Las Virgenes Municipal Water District and annexing said territory to the Waterworks District No. 29. The affected territory is generally located at the corner of Palm Canyon Lane and Cross Creek Road in the Los Angeles County unincorporated territory adjacent to the City of Malibu. This annexation is necessary because the property is already being served by Waterworks District No. 29.

Pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency receiving property tax revenue from the area may negotiate an exchange of property tax revenue subject to the jurisdictional change and attributable to those local agencies. The governing bodies of the respective taxing entities in the area have adopted the Negotiated Property Tax Exchange Joint Resolution (Joint Resolution) based on the negotiated exchange of ad valorem property tax revenue related to the proposed annexation to the Waterworks District No. 29. In order for LAFCO of the Los Angeles County to proceed with the required hearings on the proposed annexation, the Board, as the governing body of the County of Los Angeles and as the governing body of the Waterworks District No. 29, must also adopt the enclosed Joint Resolution.

The Joint Resolution will transfer the annual property tax increment attributable to the proposed annexation area from the Las Virgenes Municipal Water District and the Las Virgenes Municipal Water Improvement District No. 12 to the Waterworks District No. 29 according to ratios listed in the table on Page 2, Section 3, of the Joint Resolution. Each of the affected agencies' shares of the annual property tax increment will be adjusted accordingly.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1) by collecting the applicable tax revenue to provide effective and efficient delivery of water to future customers within the annexed area.

FISCAL IMPACT/FINANCING

The property owner requesting the proposed annexation will pay all required fees associated with this action.

The Joint Resolution will transfer to the Waterworks District No. 29 the annual property tax increment from the Las Virgenes Municipal Water District and the Las Virgenes Municipal Water Improvement District No. 12. The annual property tax increment ratios listed in the table on Page 2, Section 3, of the Joint Resolution, as found in the Fiscal Year 2015-16 Modified Annual Tax Increment Ratio Report from the County of Los Angeles Auditor-Controller. In this instance, the Tax Rate Area involved is Tax Rate Area 8630, and the total tax increment ratio transferred to the Waterworks District No. 29 would be 0.002924403.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Section 99 of the Revenue and Taxation Code requires that prior to the effective date of any jurisdictional change, the governing bodies of all agencies whose service areas or service responsibilities will be altered by such change must negotiate a reallocation of property tax revenue between the affected agencies and approve and accept such reallocation by resolution. For those agencies under the Board's jurisdiction, the Board can act on their behalf.

The governing bodies of the respective taxing entities have adopted the Joint Resolution based on the negotiated exchange of property tax revenue related to the proposed annexation to the Waterworks District No. 29, as a part of the proposed reorganization.

Adoption of the Joint Resolution by the Board will allow LAFCO to schedule the required public hearing to consider testimony on the proposed reorganization. LAFCO will subsequently take action to approve, approve with changes, or disapprove the proposal. The Joint Resolution has also been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

This action and proposed Joint Resolution are related to the annexation into a special district of areas containing existing public or private structures developed to the density allowed by the current zoning, and that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities, and are therefore, categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will allow the Waterworks District No. 29 to provide water service to the annexed area and will not have any negative impact on existing services or planned projects.

CONCLUSION

Please return one adopted copy of this letter and one signed original of the Joint Resolution to LAFCO; one adopted copy of this letter and one signed original of the Joint Resolution to the County Assessor; and one adopted copy of this letter and one copy of the Joint Resolution to the Department of Public Works, Waterworks Division.

The Honorable Board of Supervisors

5/10/2016

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid, with the first name "Gail" and last name "Farber" clearly legible.

GAIL FARBER

Director

GF:AA:ir

Enclosures

c: Assessor
Auditor-Controller
Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office
Local Agency Formation Commission
Las Virgenes Municipal Water District

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, THE BOARD OF DIRECTORS OF THE
LAS VIRGENES MUNICIPAL WATER DISTRICT, AND THE BOARD OF DIRECTORS
OF THE LAS VIRGENES MUNICIPAL WATER IMPROVEMENT DISTRICT NO. 12
APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY
TAX REVENUES RESULTING FROM ANNEXATION OF PROPERTY DESIGNATED
AS ANNEXATION 29-3, AS A PART OF LOCAL AGENCY FORMATION
COMMISSION REORGANIZATION 2014-06, TO LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 29, MALIBU

WHEREAS, pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area may negotiate an exchange of property tax revenue generated in the area subject to the jurisdictional change and attributable to those local agencies; and

WHEREAS, the Board of Supervisors of the County of Los Angeles, acting on behalf of Los Angeles County Waterworks District No. 29, Malibu; together with the Board of Directors of the Las Virgenes Municipal Water District and the Board of Directors of the Las Virgenes Municipal Water Improvement District No. 12, have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as Annexation 29-3 to Los Angeles County Waterworks District No. 29, Malibu, as a part of Local Agency Formation Commission Reorganization 2014-06, is as set forth:

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Los Angeles County Waterworks District No. 29, Malibu; Las Virgenes Municipal Water District; and Las Virgenes Municipal Water Improvement District No. 12 have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as Annexation 29-3, as part of LAFCO Reorganization 2014-06, is approved and accepted.
2. For fiscal years commencing on or after July 1, 2016, or the July 1 after the effective date of this jurisdictional change, whichever is later, the property tax revenue attributable to Annexation 29-3, as part of LAFCO Reorganization 2014-06, shall be transferred to the Los Angeles County Waterworks District No. 29, Malibu, from the Las Virgenes Municipal Water District and Las Virgenes Municipal Water Improvement District No. 12, and their share in the annexation area shall be reduced to zero.

- [illegible]

Page 2 of 3

The foregoing Resolution was adopted on the 10th day of May, 2016, by the Board of Supervisors of the County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 29, Malibu.



LORI GLASGOW
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By Carla Little
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Michael L. Moore
Deputy

RESOLUTION NO. 2483

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, THE BOARD OF DIRECTORS OF THE
LAS VIRGENES MUNICIPAL WATER DISTRICT, AND THE BOARD OF DIRECTORS
OF THE LAS VIRGENES MUNICIPAL WATER IMPROVEMENT DISTRICT NO. 12
APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY
TAX REVENUES RESULTING FROM ANNEXATION OF PROPERTY DESIGNATED
AS ANNEXATION 29-3, AS A PART OF LOCAL AGENCY FORMATION
COMMISSION REORGANIZATION 2014-06, TO LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 29, MALIBU

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WHEREAS, the Board of Supervisors of the County of Los Angeles, acting on behalf of Los Angeles County Waterworks District No. 29, Malibu; together with the Board of Directors of the Las Virgenes Municipal Water District and the Board of Directors of the Las Virgenes Municipal Water Improvement District No. 12, have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as Annexation 29-3 to Los Angeles County Waterworks District No. 29, Malibu, as a part of Local Agency Formation Commission Reorganization 2014-06, is as set forth:

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3. For fiscal years commencing on or after July 1, 2016, or the July 1 after the effective date of this jurisdictional change, whichever is later, the following ratios of annual property tax increment attributable to the Tax Rate Area in the Annexation 29-3 territory shall be transferred to the Los Angeles County Waterworks District No. 29, Malibu, from the Las Virgenes Municipal Water District and Las Virgenes Municipal Water Improvement District No. 12, and their shares in the annexation area shall be reduced accordingly.

BEFORE REORGANIZATION			AFTER REORGANIZATION		
Account Number	Agency Name	From Annual Tax Increment Ratio	Account Number	Agency Name	New Annual Tax Increment Ratio
363.05	Las Virgenes Municipal Water District	0.000770743	49.00	Los Angeles County Waterworks District No. 29, Malibu, MAINT	0.000770743
363.13	Las Virgenes Municipal Water Improvement District No. 12	0.002153660	51.00	Los Angeles County Waterworks District No. 29, Malibu, CAP OUT	0.002153660

PASSED, APPROVED, AND ADOPTED this 9th day of February, 2016, by the following vote:

AYES: Caspar, Lewitt, Polan, Renger, Peterson

NOES: None

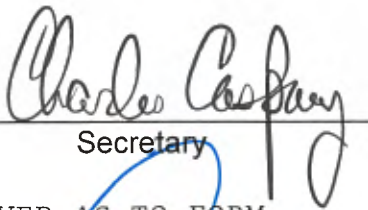
ABSENT: None

ABSTAIN: None



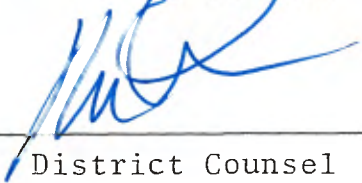
Glen Peterson
President, Board of Directors
Las Virgenes Municipal Water District

ATTEST:



Secretary

APPROVED AS TO FORM



District Counsel

RESOLUTION NO. 2484

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, THE BOARD OF DIRECTORS OF THE
LAS VIRGENES MUNICIPAL WATER DISTRICT, AND THE BOARD OF DIRECTORS
OF THE LAS VIRGENES MUNICIPAL WATER IMPROVEMENT DISTRICT NO. 12
APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY
TAX REVENUES RESULTING FROM ANNEXATION OF PROPERTY DESIGNATED
AS ANNEXATION 29-3, AS A PART OF LOCAL AGENCY FORMATION
COMMISSION REORGANIZATION 2014-06, TO LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 29, MALIBU

WHEREAS, pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area may negotiate an exchange of property tax revenue generated in the area subject to the jurisdictional change and attributable to those local agencies; and

WHEREAS, the Board of Supervisors of the County of Los Angeles, acting on behalf of Los Angeles County Waterworks District No. 29, Malibu; together with the Board of Directors of the Las Virgenes Municipal Water District and the Board of Directors of the Las Virgenes Municipal Water Improvement District No. 12, have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as Annexation 29-3 to Los Angeles County Waterworks District No. 29, Malibu, as a part of Local Agency Formation Commission Reorganization 2014-06, is as set forth:

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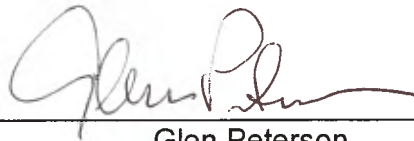
PASSED, APPROVED, AND ADOPTED this 7th day of February, 2016, by the following vote:

AYES: Caspany, Lewitt, Polan, Renger, Peterson

NOES: None

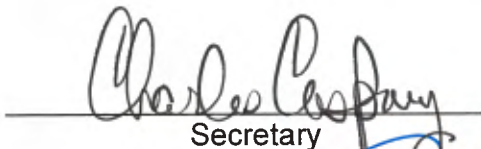
ABSENT: None

ABSTAIN: None

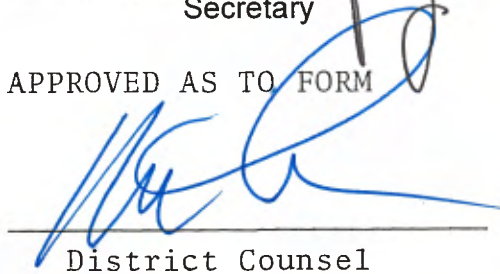


Glen Peterson
President, Board of Directors
Las Virgenes Municipal Water District

ATTEST:


Secretary

APPROVED AS TO FORM


District Counsel